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August 13, 2009 - Planning Commission Meeting

PROJECT DESCRIPTION

This request for a Site Development Plan Review was first heard at the 06/25/09 Planning Commission meeting, but was held in abeyance to allow the applicant to address code enforcement issues and previous conditions of approval at the subject site. A field check of the site by Planning staff on Tuesday, August 11th revealed that vehicles continue to be displayed in the required landscape areas in violation of Title 19, and that landscape materials are missing from required planters, in violation of Conditions of Approval # 10 and 11 of SDR-4551. Although there are continuing issues at the site, staff is recommending approval of the current request as the proposed changes to the site are in conformance with Title 19 and will improve the site by adding landscaping to the parking lot and display areas at the front of the lot.

SDR-4551 CONDITIONS OF APPROVAL

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. This plan shall include a double staggered row of trees (24" box, 15 feet on center) planted in a triangulated pattern along the north and west property lines coterminous with existing residential development.

CONDITION CHANGES

Revised Condition:

3. All development shall be in conformance with the site plan and building elevations, date stamped 05/12/09, and landscape plan, date stamped 05/27/09, except as amended by conditions herein.

Submitted after final agenda

Date 8/13/09 Item 12

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SITE PHOTOS TAKEN ON TUESDAY, AUGUST 11, 2009



Along Sahara Drive.



Northwest corner.

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Along north wall, looking west.



Parking lot landscape planter with missing trees, shrubs.